



**HOUSING AUTHORITY  
of the County of Los Angeles**

**ASSISTED HOUSING DIVISION**

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**Gloria Molina  
Mark Ridley-Thomas  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, FEBRUARY 23, 2011  
12:00 NOON  
SOUTH BAY GARDENS SENIOR HOUSING DEVELOPMENT  
230 E. 130<sup>TH</sup> STREET  
LOS ANGELES, CA 90061  
(323) 357-3157**

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**1. Call to Order**

**2. Roll Call**

**Zella Knight, Chair  
Henry Porter Jr., Vice Chair  
Severyn Aszkenazy  
Laurence Levin  
Val Lerch  
Alberta Parrish  
Adriana Martinez**

**3. Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of January 26, 2011

**4. Report of the Executive Director**

**5. Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.



## **Regular Agenda**

### **6. Approve the Annual Plan for the Housing Authority of the County of Los Angeles (All Districts)**

Recommend that the Board of Commissioners find that the activities in the Annual Plan for Fiscal Year 2011-2012, as described herein, are not subject to the provisions of the California Environmental Quality Act (CEQA), because they will not have the potential for causing a significant effect on the environment; approve the Annual Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Program (CFP) Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Housing Choice Voucher (Section 8) Program Administrative Plan; adopt and instruct the Chairman to sign the attached Resolution approving the Annual Plan for submission to HUD, and authorizing the Executive Director of the Housing Authority to take all actions required for implementation of the Annual Plan; authorize the Executive Director to execute all documents required to receive approximately \$5,900,000 in CFP funds from HUD for resident programs, operating costs, and the rehabilitation of 2,445 housing units at 16 Conventional Public Housing Program developments throughout Los Angeles County, as described in the Annual Plan; authorize the Executive Director to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director to submit the Annual Plan to HUD by April 17, 2011. (APPROVE)

### **7. Authorize the Executive Director to Execute the Fourth Amendment to the Limited Partnership Agreement of Segundo Terrace, L.P. (District 2)**

Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute the Fourth Amendment to the Limited Partnership Agreement of the Partnership, and all other necessary documents related to the Housing Authority's withdrawal from the Partnership, following approval as to form by County Counsel; find that the execution of the Fourth Amendment to the Limited Partnership Agreement and related documents is not subject to the provisions of the California Environmental Quality Act (CEQA) because withdrawal from the Partnership is not defined as a project under CEQA. (APPROVE)

### **8. Housing Commissioners Comments and Recommendations for Future Agenda Items**

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request **a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 890-7424, or by e-mail at [donna.delvalle@lacdc.org](mailto:donna.delvalle@lacdc.org), from 8:00 a.m. to 5:00 p.m., Monday through Friday.**

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
MINUTES FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday January 26, 2011

The meeting was convened at the CDC Headquarters located at 2 South Coral Circle, Monterey Park, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Adriana Martinez at 12:07 p.m.

<b><u>ROLL CALL</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Adriana Martinez, Chair	X	
Alberta Parrish, Vice Chair	X	
Severyn Aszkenazy		X
Henry Porter	X	
Zella Knight	X	
Val Lerch	X	
Laurence Levin	X	

**PARTIAL LIST OF STAFF PRESENT:**

Sean Rogan, Executive Director  
Emilio Salas, Acting Deputy Executive Director  
Maria Badrakhan, Director, Housing Management  
Margarita Lares, Director, Assisted Housing  
Becky Yee, Acting Director Administrative Services

**GUESTS PRESENT:**

No guests were present.

**Reading and Approval of the Minutes of the Previous Meeting**

On Motion by Commissioner Porter, seconded by Commissioner Levin, the Minutes of the Regular Meeting of November 17, 2010, were approved, Commissioner Parrish and Commissioner Lerch abstaining.

#### **Agenda Item No. 4 – Report of the Executive Director**

Acting Deputy Executive Director Emilio Salas reported on the following items:

Mr. Salas introduced Vernon “Val” Lerch, the new Housing Commissioner representing 4<sup>th</sup> District.

Mr. Salas also introduced Pat Case, Acting Manager in the Housing Development and Preservation Division, and Martin Peery, Contract Maintenance Manager in the Assisted Housing Division.

It was announced that Commissioner Mary Lou Leggett submitted her resignation in January 2011.

The Housing Authority has received applications from four candidates for the vacant Tenant Commissioner positions. Staff will be following up with qualified candidates regarding the interview process.

NAHRO has announced that a conference will be held in Washington, D.C. in March 2011. The Housing Authority can send two representatives, and Housing Commissioners interested in attending should advise staff.

HUD has advised that it would like to visit the Housing Authority during the first week of February to conduct a full management review of the Section 8 and Public Housing programs as well as a review of ARRA Grants and the operations for the City of Lomita that we currently manage.

#### **Agenda Item No. 5 Public Comments**

There were no public comments.

#### **Regular Agenda**

**On Motion by Commissioner Knight, seconded by Commissioner Lerch, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE A CONSTRUCTION CONTRACT FOR THE BRIGHT FUTURES  
CHILD DEVELOPMENT CENTER PROJECT  
(DISTRICT 2)  
AGENDA ITEM NO. 6

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute and if necessary, terminate a Construction Contract (Contract) in the amount of \$562,228 with Global Modular Inc., for the rehabilitation of the Bright Futures Child Development Center, using \$186,269 in Community

Development Block Grant (CDBG) funds allocated to the Second Supervisorial District and \$250,731 in CDBG countywide funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2010-2011 budget, and \$125,228 in California State Department of Education (CDE) funds provided by the Los Angeles Child Development Consortium (LACDC) to be incorporated into the Housing Authority's Fiscal Year 2010-2011 approved budget.

2. Recommend that the Board of Commissioners authorize the Executive Director to approve Contract change orders not to exceed \$112,445 for unforeseen project costs, using CDE funds to be provided by the LACDC and following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners find that the approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.

**On Motion by Commissioner Levin, seconded by Commissioner Knight, and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE A CONSTRUCTION CONTRACT FOR ELEVATOR MODERNIZATION  
AT THE HERBERT AVENUE SENIOR HOUSING DEVELOPMENT  
(DISTRICT 1)  
AGENDA ITEM NO.7**

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute and if necessary, terminate a Construction Contract (Contract) in the amount of \$425,550 with M.L. Construction to construct and install one new hydraulic elevator and to modernize one existing elevator at the Herbert Avenue Senior Housing Development, using Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development and included in the Housing Authority's approved Fiscal Year 2010-2011 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$85,110 for unforeseen project costs, using CFP funds and following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners find that the approval of the Contract is exempt from the provisions of the California

Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.

**On Motion by Commissioner Lerch, seconded by Commissioner Levin, and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE A SUPPLEMENTAL LAW ENFORCEMENT SERVICES  
INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LONG BEACH  
(DISTRICT 4)  
AGENDA ITEM NO.8**

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute and if necessary, terminate an Intergovernmental Agreement with the City of Long Beach, acting by and through the Long Beach Police Department (LBPD), to provide supplemental law enforcement services at the Carmelitos Housing Development, initially through June 30, 2012, with three additional one-year options to extend, using a total of \$448,800 and an additional \$300,000 for each annual extension period, in Conventional Public Housing Program funds allocated by the U.S. Department of Housing and Urban Development (HUD). The Intergovernmental Agreement will be effective following approval as to form by County Counsel and execution by all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute amendments to the Intergovernmental Agreement, following approval as to form by County Counsel, to increase the compensation in an amount not to exceed \$89,760 for the initial term and an additional \$60,000 for each annual extension period, using the same source of funds, and to make other changes as needed.
3. Recommend that the Board of Commissioners find that approval of the Intergovernmental Agreement is exempt from the California Environmental Quality Act (CEQA) because the services will not have the potential for causing a significant effect on the environment.

**On Motion by Commissioner Knight, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:**

**AWARD ONE-YEAR CONTRACTS TO PROVIDE COUNTYWIDE ASBESTOS  
AND LEAD CONSULTING SERVICES  
(ALL DISTRICTS)  
AGENDA ITEM NO.9**

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute and if necessary, terminate one-year consulting services contracts (Contracts) with six consulting firms, identified in Attachment A, to provide asbestos and lead consulting services on a project-by-project basis during the rehabilitation of affordable housing throughout the County, using a maximum aggregate amount of \$210,000 in Housing Authority funds included in the Housing Authority's approved Fiscal Year 2010-2011 budget. The Contracts will be effective following approval as to form by County Counsel and execution by all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute amendments to the Contracts, following approval as to form by County Counsel, as may be necessary to administer the Contracts, including but not limited to extending the contract terms for up to four additional years, in one-year increments, not to exceed the aggregate amount of \$210,000 per year, using the same source of funds, and contingent upon the availability of funds for each of the four additional years.
3. Recommend that the Board of Commissioners authorize the Executive Director to increase the annual aggregate Contract amount by up to \$21,000 for any unforeseen, needed services for each year that the contracts are in effect, using the same source of funds.
4. Recommend that the Board of Commissioners find that approval of the Contracts is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.

**On Motion by Commissioner Porter, seconded by Commissioner Knight, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE A CONSTRUCTION CONTRACT FOR ELEVATOR  
MODERNIZATION AT THE NUEVA MARAVILLA  
SENIOR HOUSING DEVELOPMENT  
(DISTRICT 1)  
AGENDA ITEM NO.10

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute and if necessary, terminate a Construction Contract (Contract) in the amount of \$785,600 with M.L. Construction to complete the modernization of four elevators at the Nueva Maravilla Senior Housing Development, using Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development and included in the Housing Authority's approved Fiscal Year 2010-2011 budget.



2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$157,120 for unforeseen project costs, using CFP funds and following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners find that the approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.

**On Motion by Commissioner Martinez, seconded by Commissioner Levin, and unanimously carried, the following was approved by the Housing Commission:**

ADOPT RESOLUTION DECLARING INTENT TO ISSUE MULTI-FAMILY  
HOUSING MORTGAGE REVENUE BONDS FOR MULTI-FAMILY HOUSING  
IN THE CITY OF BELL GARDENS  
(DISTRICT 1)  
AGENDA ITEM NO.11

1. Recommend that the Board of Commissioners, acting as a Responsible Agency for the Terra Bella Apartments Project (Project), certify that the Housing Authority has independently considered the attached Initial Study/Mitigated Negative Declaration (IS/MND), prepared by the City of Bell Gardens as Lead Agency, and has reached its own conclusions regarding the environmental effects of the Project; and find that the mitigation measures identified in the IS/MND are adequate to avoid or reduce potential environmental impacts to below significant levels.
2. Recommend that the Board of Commissioners adopt and instruct the Chair of the Board to sign a Resolution, as required under Treasury Regulations, declaring an intent by Terra Bella L.P., a California Limited Partnership, to undertake bond financing in an amount not exceeding \$14,000,000 to finance the construction and development of Terra Bella Apartments, a 65-unit multifamily rental housing development to be located at 5714-5722 Clara Street in the City of Bell Gardens.
3. Recommend that the Board of Commissioners authorize the Executive Director to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not exceeding \$14,000,000 for the purposes described herein.

**On Motion by Commissioner Porter, seconded by Commissioner Knight, and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE THE 2011 HOUSING COMMISSION MEETING SCHEDULE  
AGENDA ITEM NO.12**

**The following was approved by the Housing Commission:**

**ELECTION OF CHAIR AND VICE CHAIR 2011  
AGENDA ITEM NO.13**

On Motion by Commissioner Martinez and unanimously carried, Commissioner Knight was elected Chair and will assume office at the February 23, 2011 meeting.

On Motion by Commissioner Martinez and unanimously carried, Commissioner Porter was elected Vice-Chair and will assume office at the February 23, 2011 meeting.

**Agenda Item No. 14 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

Commissioner Lerch thanked everyone for welcoming him to his new position and he is looking forward to the next four years serving as a Housing Commissioner.

Commissioner Porter thanked the divisions for the photos included in the Agenda. He would also like to express his appreciation for the ARRA status updates, which he finds very helpful.


Commissioner Knight commended all of the Housing Authority staff for their commitment to providing information to the Commissioners. Commissioner Knight stated that she would like to attend the NAHRO Conference in March 2011.

Commissioner Levin asked to receive copies of future articles that are provided by the Commission's Intergovernmental Relations Unit.

Executive Director Sean Rogan stated that Commissioner Levin and all other Commissioners wishing to receive information, will be included to the distribution list.

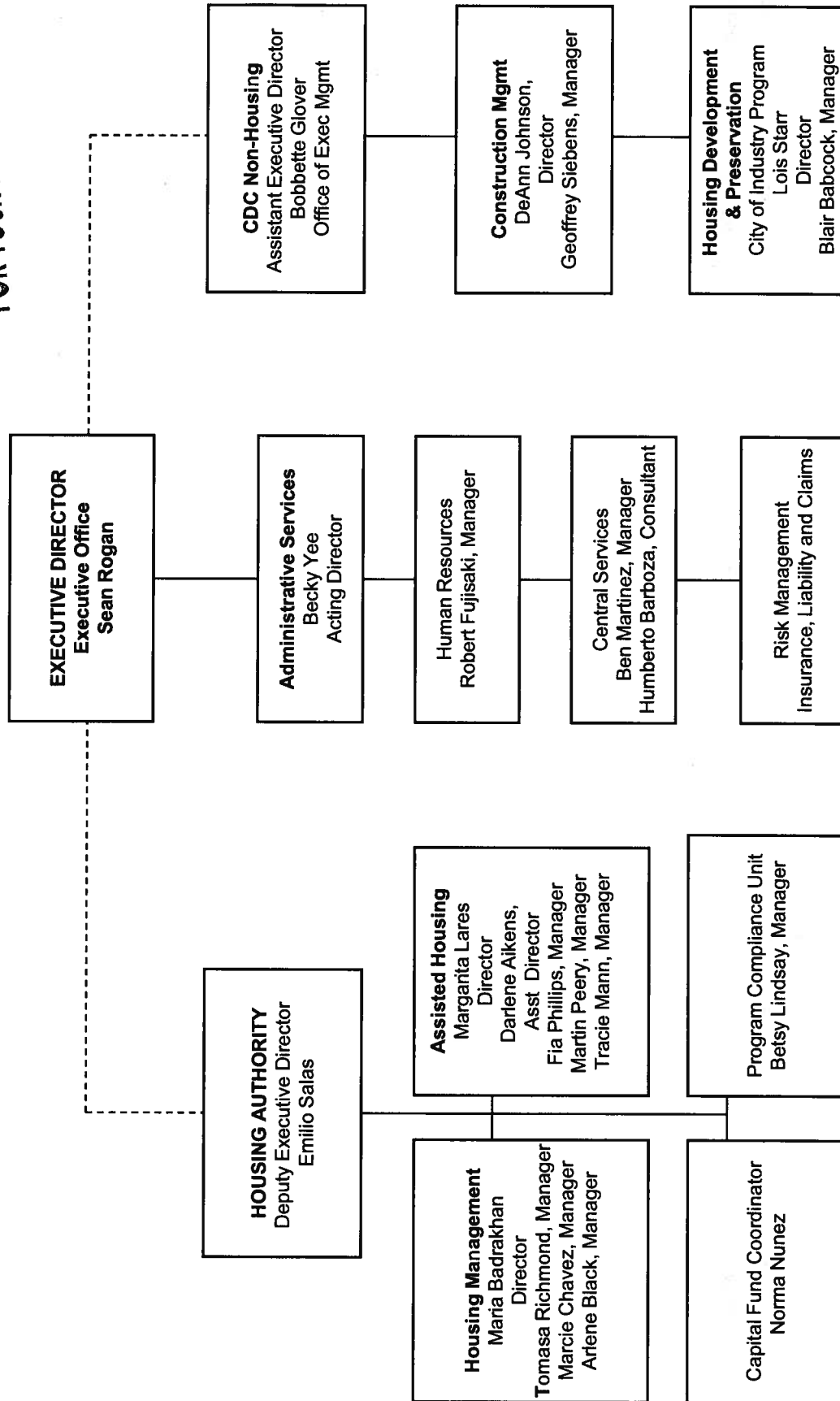
On Motion by Commissioner Martinez the Regular Meeting of January 26, 2011, was adjourned at 1:22 pm.

Respectfully submitted,

  
for SEAN ROGAN  
Executive Director  
Secretary –Treasurer

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
HOUSING COMMISSION REGULAR ATTENDEES  
SEAN ROGAN, EXECUTIVE DIRECTOR  
FISCAL YEAR 2010-11

FOR YOUR INFORMATION ONLY



## Housing Authority - County of Los Angeles

February 23, 2011

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director, Assisted Housing Division

RE: **FSS PROGRAM UPDATE – JANUARY 2011**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

### Activities

RECRUITMENT	7	Applications Received
	22	Applications Sent
ENROLLMENTS	4	New FSS Participants
TERMINATIONS	2	Participants Terminated from FSS: terminate from Sect. 8
	2	Participants Terminated from FSS: Contract Expired
MEETINGS	1	Southern California FSS Network
	1	Social Security Ticket to Work Program
	2	HUD presentations: PIC & FSS
WORKSHOPS Program Presentations	1	Program presentation at the SASSFA Partnership monthly meeting
	1	Program presentation at the SASSFA Core/Job Development monthly meeting
	2	Disseminated Credit Repair Informational Packets
	4	Disseminated Budget Informational Packets
REFERRALS	18	Job referral from the employment network job board
	1	CDC Home Ownership Program (HOP)
	3	WorkSource Center employment workshops and job fairs
	2	Emergency Transportation Assistance
GRADUATIONS	5	Pending requests for graduation

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:CJ:RM:dt

## FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are descriptions of frequently used language in the monthly FSS Report.

1. **SASSFA**-Acronym for Southeast Area Social Services Funding Authority. They oversee all the funding for Worksource Centers, who provide job training, job placement, and skill assessment. We have a partnership with them, which in turn benefits our clients by providing services that we would not be able to provide on our own. There are about 75 Worksource Centers located in Southern California.
2. **The Employment Network Job Board** is located in the Family Self-Sufficiency department of the Assisted Housing Division located at 12131 Telegraph Road, Santa Fe Springs, CA and is a compilation of job leads, job requests and training information supplied by our various partnered agencies and is updated on a bi-weekly basis. The network board may also include referrals to other types of services, such as job fairs, resume preparation or social services. All these resources are shared with FSS participants.
3. **Emergency Transportation Assistance** refers to bus tokens issued by FSS staff to FSS participants who are having short term transportation problems. This would include those who have started a new job and need transportation assistance until they receive a pay check; those who need assistance in order to get to a job interview; those who are starting school and may not have been able to make arrangements to carpool prior to enrollment; those who have had a temporary transportation emergency, such as a automobile accident or auto break down. Part of this assistance may also include referrals to other agencies which may have bus tokens or passes available.

## Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

February 23, 2011

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director



**SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA) COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM**

The Community Development Block Grant (CDBG) Division is closely monitoring CDBG-R subrecipients to ensure that they meet the following grant requirements:

1. Spend at least 50% of their allocated funds by January 31, 2011;
2. Spend all of their allocated funds by June 30, 2012; and
3. Meet all grant requirements by September 30, 2012.

We are currently pacing at an appropriate level. As of February 14, 2010, \$4,788,667 (60.7%) of the total \$7,889,349.20 under contract has been expended.<sup>1</sup> Therefore, we have met the 50% drawdown for the entire CDBG-R grant ahead of the January 31, 2011 deadline. Nevertheless, to ensure that subrecipients meet all of the aforementioned grant requirements, we continue to closely monitor their performance. Following are major actions taken since the last report:

- Monthly policy bulletins were issued through January 2011 to all CDBG-R subrecipient agencies. These bulletins showed, by agency and project, how much had been spent and the amount of funds that each subrecipient had to spend by January 31, 2011 to reach their 50% expenditure standard.
- To date, 55 (87%) of the 63 CDBG-R funded projects have already met the 50% drawdown by the January 31<sup>st</sup> deadline; of these 28 (44%) are completed. Some of these projects were completed below budget, and the excess remaining will be recaptured and reallocated to existing CDBG-R activities.
- CDBG staff is closely monitoring low-performing agencies and providing them with requisite technical assistance to ensure that they adhere to their required corrective actions which include: (a) submittal of any delinquent reimbursement requests; and (b) adherence to the project implementation and expenditure target dates stated in their action plans.
- During this month, CDBG management staff will: (a) determine any funds that need to be recaptured from non-compliant agencies; and (b) announce the availability of recovered funds and invite proposals from good performing agencies that need additional funds for their CDBG or CDBG-R projects.

H:\TG\ARRA\ARRA Status Report For CDBG-R (As of February 2011)

<sup>1</sup> We executed reimbursable contracts with our CDBG-R subrecipients. Therefore, the "expended" amount is a conservative dollar figure because it represents only the funds that our subrecipients have claimed and that we have reimbursed to them. Also, some CDBG-R funded cities and County Departments submit funding requests on a bi-monthly, instead of on a monthly, basis.

**Housing Authority - County of Los Angeles**

FOR YOUR INFORMATION ONLY

February 23, 2011

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director



**SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT  
OF 2009 HOMELESSNESS PREVENTION AND RAPID RE-HOUSING  
(HPRP) PROGRAM**

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is a collaborative effort among the Community Development Commission, the Chief Executive Office, implementing County Departments, local Non-Profit Organizations, and the Los Angeles Homeless Services Authority.

Actions since the last report include the following:

- As of February 7, 2011, \$3,825,665.90 (31.37%) of the \$12,197,108 budget has been expended.
- The County HPRP program has served 1,022 households through January 31, 2011.
- The HPRP monthly meeting was held on February 4, 2011
- A collaborative meeting was held on February 1, 2011, with the Department of Public and Social Services and the Department of Community and Senior Services, to discuss the remaining HPRP funds balance and to determine when service delivery should cease. Subsequent meetings will be held on a monthly basis.

H:\ARRA\ARRA Status Report For HPRP (As of February 2011)

**From:** Elisa Vasquez  
**Sent:** Monday, February 14, 2011 10:04 AM  
**To:** Directors/Managers  
**Cc:** Blair Babcock; Daniel Rofoli; Debra Solis; Elisa Vasquez; Geoffrey Siebens; Gloria Ramirez; Grace Thamawatanakul; Lynna Ochoa; Marcie Chavez; Meiwen Fang; Nicholas Teske; Pat Case; Raymond Webster; Robin Pointer; Samantha Harrison  
**Subject:** Legislative Update

Hello,

Below please find an update on State and Federal legislative activity of interest to the CDC. Please let me know if you have any questions.

#### **Governor's Fiscal Year (FY) 2011-12 Budget**

Hundreds of local government elected officials, redevelopment practitioners, stakeholders, and business owners attended the February 3 (Senate Budget Subcommittee), February 7 (Assembly Budget Subcommittee), and February 9 (Joint Senate and Assembly) hearings to discuss a provision in the Governor's budget proposal that will eliminate redevelopment agencies. The hearings offered an opportunity for the community to oppose the Governor's proposal and reaffirm the value of redevelopment by communicating testimonies and success stories from various locations throughout the State.

On February 15, there will be a joint hearing of the Senate Transportation and Housing and the Assembly Housing and Community Development Committees. They will be discussing "Redevelopment and Affordable Housing Finance." IGR will listen in and report on our findings.

#### **Federal Fiscal Year (FFY) 2011 and FFY 2012 Congressional Appropriations**

The President released his budget proposal for FFY 2012 this morning. IGR and Division legislative staff are in the process of analyzing it so we can report to the CEO on any parts of major impact. The CEO will then use this information to report to the Board of Supervisors tomorrow. Additionally, over the next few days, we'll also see what the House would like to cut in funding for the rest of FFY 2011. We've been hearing that CDBG, Section 8 vouchers, and the EPA are among their targets. Once their budget is released, we will work with the Divisions to review and strategize on the best way to approach lobbying against the cuts.

Here's a brief summary of the President's proposed budget:

<u>Program</u>	<u>FY 2010</u>	<u>FY 2012</u>
Community Development Fund for CDBG – 7.5%)	4.4 billion	3.8 billion (\$300 million reduction)
HOME	1.8 billion	1.65
Homeless Assistance	1.8 billion	2.3 billion (increase)
Tenant-Based Rental Assistance	18 billion	19 billion (increase)
Project-Based Rental Assistance	8.5 billion	9.4 billion (increase)
Public Housing Operating Fund	4.7 billion	3.9 billion



Public Housing Capital Fund

2.475 billion 2.405 billion

**112<sup>th</sup> Congress**

Sean Rogan and Terry Gonzalez will arrive in Washington, D.C., today to meet with our elected officials and discuss several issues, including Ujima and the FFY 2011/FFY 2012 budgets. We'll report on their trip in the next update.

Congresswoman Jane Harman will resign from Congress to take a position as President and CEO of the Woodrow Wilson International Center for Scholars. She has represented Los Angeles in the 36th District since 2000. We await an announcement from Governor Jerry Brown on when a special election will be held to fill the seat.

We'll continue to monitor and report on these and any other legislative matters of impact to the CDC.

Elisa

Elisa E. Vásquez, Manager  
Intergovernmental Relations/Public Information  
Community Development Commission/  
Housing Authority of the County of Los Angeles  
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## Community Development Commission

FOR YOUR INFORMATION ONLY

January 31, 2011

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



**SUBJECT: UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009**

On March 31, 2009, the Board of Supervisors (Board) requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. In all, the CDC/HACoLA was awarded \$33,603,148 of the \$114,312,431 applied for.

### Funding Awarded

#### **PUBLIC HOUSING CAPITAL FUND (CF)**

**Funding Amount: \$7,401,512 (by formula)**

**Award of Funds:** On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

**Use of Funds:** The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. As a direct result of CF formula activities, the HACoLA has reported a total of 73 full-time equivalent jobs (that were created or retained) through the 2<sup>nd</sup> Quarter of Program Year (PY) 2010-2011 to FederalReporting.gov.

**Expenditure Levels:** As of January 18, 2011, the HACoLA had expended \$6,438,599 of the \$7,401,512 obligated.

**Provisions:** The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. The HACoLA has met the mandatory obligation deadline.

**Funding Amount: \$5,924,000 (Applied for \$22,399,000 by competition.)**

**Award of Funds:** On June 22, 2009, the HACoLA applied for \$16,475,000 in funding for improvements addressing the needs of the elderly and/or people with disabilities and public housing transformation. Additionally, on July 21, 2009, the HACoLA applied for \$5,924,000 in funding for energy efficient/green community projects.

**Use of Funds:** The HACoLA was only awarded funding in the 'Creation of an Energy Efficient Green Community' category in the amount of \$5,924,000. Funds were granted on September 29, 2009, and are being used at the Nueva Maravilla housing development to reduce energy costs, generate resident and HACoLA energy savings, and reduce greenhouse gas emissions attributable to energy consumption. A total of 20 full-time equi-

valent jobs were created or retained through the 2<sup>nd</sup> Quarter PY 2010-2011 and have been reported to FederalReporting.gov.

**Expenditure Levels:** On December 1, 2009, the Board approved the acceptance of the funds. As of January 18, 2011, the HACoLA had expended \$1,577,280 of the \$5,924,000 obligated.

**Provisions:** The HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available for contracts. The U.S. Department of Housing and Urban Development (HUD) requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. The HACoLA has met the mandatory obligation deadline.

#### **COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R)**

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**Funding Amount:** \$8,080,528 (by formula)

**Award of Funds:** The CDC submitted an amendment to the CDBG PY 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. The CDC received the CDBG-R Grant Agreements on August 26, 2009.

**Use of Funds:** The CDC worked with the agencies affected by CDBG/ARRA regulations and submitted a final list of projects for approval to HUD on August 13, 2009, and the Board on August 18, 2009. Both HUD and the Board approved the list for the CDC's CDBG-R Program. Project activities include public improvements, housing rehabilitation, economic development, public services, and administration. During the 2<sup>nd</sup> Quarter of Fiscal Year (FY) 2010-11, the following activities were completed: rehabilitation of 31 housing units, construction on 8 public improvement projects including 6 public facilities serving 29 developmentally disabled people, street improvements serving an area with 2,585 residents, and alley improvements serving an area with 7,143 residents. In addition, the CDC has reported the creation or retention of 1,008 jobs, which corresponds to 88.53 full-time equivalent positions to date.

**Expenditure Levels:** As of January 20, 2011, the CDC had expended \$4,418,467.

**Provisions:** The CDC must use all CDBG-R funds by September 30, 2012.

#### **HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)**

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**Funding Amount:** \$12,197,108 (by formula)

**Award of Funds:** The CDC submitted a completed application to HUD on May 18, 2009, which was subsequently approved the following June. Trainings on reporting, program monitoring, and general implementation were held for the applicable County Departments on August 19, 2009, and the CDC received the HPRP Grant Agreements on August 20, 2009.

**Use of Funds:** Implementation of HPRP began on October 1, 2009; and the Departments of Public Social Services, Consumer Affairs, Community and Senior Services, and the Los Angeles Homeless Services Authority (LAHSA) have been working collaboratively to deliver assistance to those in need. In addition, Neighborhood Legal Services began offering legal assistance and representation to persons and families with unlawful detainers on November 1, 2009.

On August 31, 2010, the Board of Commissioners gave approval for 3 non-profit organizations to receive funding to provide HPRP services, and added 19 previously unserved cities that did not receive federal or state HPRP funds within the County. The agencies have begun implementation and are being integrated into the HPRP structure. We continue to provide training and guidance to County Departments and non-profit staff for consistent service delivery to those in need.

We have found that some clients are in continued need for HPRP assistance and will revise procedures to allow for the maximum amount of assistance to be provided (18 months of temporary housing subsidies). Also, service providers will assist persons on CalWORKS that are HPRP eligible, as long as there is no duplication of services. HUD continues to relax the guidance to open up the HPRP to more participants, especially persons who are literally homeless. The CDC will continue to streamline the County's program to achieve further outreach and expenditures.

The number of clients assisted continues to increase. From program start through December 17, 2010, 1,686 persons from 856 households have been assisted. (This number is based on the data entered into the Homeless Management Information System (HMIS) on the number of people served.) Further, the CDC reported the creation or retention of 602 jobs to FederalReporting.gov, which corresponds to 85.61 full-time equivalent positions as of the 2<sup>nd</sup> Quarter of PY 2010-2011.

**Expenditure Levels:** As of January 20, 2011, the CDC had expended \$3,679,630.

**Provisions:** HUD requires that 60% of the funds be used within 2 years, and 100% in 3 years.

### **Unsuccessful Grant Applications**

#### **GREEN RETROFIT PROGRAM FOR MULTIFAMILY HOUSING**

**Funding Amount:** Applied for \$2,260,000 by competition.

**Award of Funds:** The HACoLA submitted applications for the Kings Road and Lancaster Homes Housing Developments on June 15, 2009. The HACoLA did not receive this grant.

**Use of Funds:** Had the HACoLA been awarded, the funds would have been used for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

#### **JUVENILE JUSTICE AND CRIME PREVENTION ACT PROGRAM (JJCPA)/EDWARD BYRNE MEMORIAL COMPETITIVE GRANT PROGRAM**

**Funding Amount:** Applied for \$974,283 by competition.

**Award of Funds:** The CDC submitted an application on April 27, 2009. The CDC did not receive this grant.

**Using the Funds:** Had the CDC been awarded, the funds would have been used to support existing JJCPA programs.

Each Supervisor  
January 31, 2011  
Page 4

**NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)**

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**Funding Amount:** Applied for \$61,000,000 by competition.

**Use of Funds:** Had the CDC been awarded, the funds would have been used to supplement the NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\SH\nm

K:\CDBG Common\IGR-PIARRA Board Memo\January '11 ARRA Memo

**Attachment**

- c: Each Deputy  
Brence Culp, Chief Deputy Chief Executive Officer, Chief Executive Office  
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office  
Kathy House, Assistant Chief Executive Officer, Chief Executive Office  
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors  
Lisa Rizzo, Principal Analyst, Chief Executive Office  
Scott Wiles, Special Assistant, Chief Executive Office  
Libby Boyce, Homeless Services Coordinator, Chief Executive Office

ARRA GRANT OPPORTUNITY					FUNDING AGENCY	FORMULA AMOUNT/ \$ APPLIED FOR	AMOUNT AWARDED	GRANT AGREEMENT*
1	Capital Fund (formula)				HUD	\$7,401,512	\$7,401,512	Yes
2	Capital Fund (competitive) - Disabilities Category				HUD	\$9,235,000	Did Not Receive	No
3	Capital Fund (competitive) - PH Transformation				HUD	\$7,240,000	Did Not Receive	No
4	Capital Fund (competitive) - Green Technology				HUD	\$5,924,000	\$5,924,000	Yes
5	Community Development Block Grant - Recovery				HUD	\$8,080,528	\$8,080,528	Yes
6	Neighborhood Stabilization Program 2				HUD	\$61,000,000	Did Not Receive	No
7	Homeless Prevention and Rapid Re-Housing Program				HUD	\$12,197,108	\$12,197,108	Yes
8	Green Retrofit Program for Multifamily Housing				HUD	\$2,260,000	Did Not Receive	No
9	Edward Byrne Memorial Competitive Grant				DOJ	\$974,283	Did Not Receive	No
Total Awarded Under ARRA						\$33,603,148		

\*Grant Agreement Received -- Funds available for drawdown at U.S. Treasury.

## Community Development Commission

FOR YOUR INFORMATION ONLY

February 17, 2011

TO: Housing Commissioners  
FROM: Elisa Vásquez, Manager  
Intergovernmental Relations and Public Information Unit (IGR)

### **SUBJECT: CONGRESSIONAL LEGISLATIVE UPDATE**

On Tuesday, January 25, 2011, the House approved **H. Res. 38**, allowing the Chair of the House Budget Committee to set nondefense discretionary spending to Federal Fiscal Year (FFY) 2008 levels or lower for FFY 2011. Since this time, IGR has been tracking rumors regarding cuts to housing and community development programs in the FFY 2011 and 2012 budget proposals.

On February 4, 2011, several member organizations started reporting that an \$11.6 billion cut was planned for Transportation, Housing and Urban Development (T-HUD) programs in FFY 2011, which amounts to a 17% reduction from FFY 2010. Over the past few weeks, we have also seen legislation introduced that proposes more extreme program funding cuts (and even total elimination of funding) for some of our programs. For instance, we are watching **H.R. 408**, the Spending Reduction Act of 2011, as it not only sets non-defense discretionary spending to FFY 2008 levels, but also proposes elimination of programs including those under the Community Development Fund (under which the Community Development Block Grant program (CDBG) is funded) and the Economic Development Agency.

The House finally introduced their FFY 2011 budget as **H.R. 1**, the Full-Year Continuing Appropriations Act of 2011, on February 11, 2011. This legislation is the vessel through which discussions have begun on the floor concerning the billions of dollars in reductions proposed by the Republican majority in the House. Of most recognizable impact to Los Angeles Urban County (County) are the following:

- **Public Housing Capital Fund:** H.R. 1 proposes \$1.42 billion which approximates \$1 billion in cuts in comparison to the FFY 2010 enacted amount of \$2.50 billion. This would be an immediate 42% reduction in funding nationally.
- **Public Housing Operating Fund:** H.R. 1 proposes \$4.62 billion which is a \$149 million cut in comparison to the FFY 2010 enacted amount of \$4.77 billion. This would be an immediate 3% cut to the Operating Fund and would probably throw

into disarray HUD's obligation of the current year's Operation Subsidy amounts for Calendar Year (CY) 2011.

- Tenant-Based Rental Assistance (which provides funding for both the Housing Choice Voucher and Project-Based Voucher programs): H.R. 1 is proposing an overall \$103 million (0.05%) funding cut to the Section 8 program to \$18 billion, while providing for a \$364 million dollar increase (2%) to Housing Assistance Payments, and a \$368 million decrease (24%) to administrative fee funding. Any decrease in funding to the Section 8 program would negatively impact HACoLA's ability to house families, but there is insufficient information to gauge the exact impact to the County at this time.
- Choice Neighborhoods Initiative (CNI) and HOPE VI: H.R. 1 zeroes out HOPE VI & CNI. HACoLA had submitted an application for CNI funding in 2010, but awards have yet to be made so we don't know whether we'll be receiving CNI funds at this time. Should HACoLA's CNI Planning Grant be successful (as it is funded under FY 2010 appropriations), it would be a one-time grant with no guarantee as to the second phase of CNI grant opportunities regarding program implementation.
- HOME: H.R. 1 reflects an approximately 10% reduction in HOME funding, from \$1.82 billion to \$1.65 billion. As we estimate that this cut may only reduce the CDC's production by 18 units, we do not believe it will have a significant impact on the program.
- Community Development Block Grant (CDBG) Formula Grants: H.R. 1 would reduce CDBG funding from \$3.98 billion in Federal Fiscal Year (FFY) 2010 to \$1.50 billion for FFY 2011. This would represent a 62% decrease in funding. However, it's unclear if the CDBG amount in H.R. 1 is only for formula grants, so it is possible the cut might be as high as 66%. Based on cuts of 62% and 66%, the Los Angeles Urban County (County) would receive between \$10.94 and \$12.23 million, respectively, for FFY 2011. This would result in between \$19.97 and \$21.26 million less than what was received in FFY 2010 (approximately \$32.21 million).

In contrast, on February 14, 2011, President Obama released his FFY 2012 budget proposal. Of most recognizable impact to the County are the following:

- Public Housing Capital Fund: The Capital Fund was funded at \$2.47 billion in FFY 2010 and the President is proposing this be decreased to \$2.40 billion for



FFY 2012. This 2.8% cut will be of minor impact to the program, reducing Los Angeles County's FFY 2010 funding level of \$5.80 million by approximately \$162,000. Additionally, the FFY 2012 budget does not include funding for the Resident Opportunities and Self Sufficiency program as it is expected that resident self-sufficiency programs and activities are an allowable Operating Fund expense.

- Public Housing Operating Fund: The President's FFY 2012 budget proposes a close to 17% reduction in the Operating Fund for FFY 2012, in comparison to the actual amounts for FFY 2010. This reduces national funding for the program from \$4.76 billion to \$3.96 billion in FFY 2012. Yet, at this stage, it is difficult to predict the pro-rata factor for the Operating Fund. As we are formula based, there is an eligible formula amount, and after appropriations, the pro-rata can be anywhere between 80% and 90% of funding eligibility. In Los Angeles County, we estimate this will mean at least a \$1 million reduction in comparison to the actual funding amount for FFY 2010 of \$7.02 million.
- Housing Choice Voucher (HCV) Program: The actual budget for FFY 2010 was \$18.08 billion and the proposed budget for FFY 2012 is approximately \$19.22 billion for the HCV Program. The \$1.14 billion increase (approximately) will allow HACoLA to maintain the families currently on its HCV Program. There is insufficient information to determine if HACoLA funding may increase.
- Choice Neighborhoods Initiative (CNI)/HOPE VI: The President's FFY 2012 budget combines HOPE VI and CNI into a \$250 million allocation, but it is not clear as to how the funding will be divided among the two (2) programs. HACoLA had submitted an application for CNI funding in 2010, but awards have yet to be made so we don't know whether we'll be receiving CNI funds at this time. HACoLA is opposed, however, to using HOPE VI funding for Choice Neighborhoods programs.
- HOME: The President's FFY 2012 budget shows an approximately 8% reduction in HOME funding, from \$1.80 billion to \$1.65 billion. As we estimate that this cut may only reduce the CDC's production by 18 units, we do not believe it will have a significant impact on the program.
- Homeless Assistance Grants: The Emergency Shelter Grant (ESG) program is not broken out in the Homeless Assistance Grants in the FFY 2012 budget. Homeless Assistance Grants as a whole are being proposed to be funded at

\$2.37 billion for FFY 2012, which is higher than what was funded in FFY 2010 (\$1.85 billion). Further, the proposal does include \$145 million in new housing vouchers for over 19,000 homeless veterans and persons who receive services from the Department of Health and Human Services and the Department of Veterans Affairs (which is beneficial considering HACoLA is in the process of applying for 50 vouchers under the HUD-VASH grant program). The CDC anticipates that ESG funding for Los Angeles County will be slightly higher or the same as what we currently receive (approximately \$1.3 million).

- Community Development Block Grant (CDBG) Formula Grants: The President's FFY 2012 budget would reduce CDBG funding by 7.5%, or \$300 million, from \$3.98 billion in FFY 2010 to \$3.68 billion in FFY 2012. In this, Los Angeles County would receive approximately \$29.80 million, which is \$2.41 million less than what was received in FFY 2010 (\$32.21 million).

Several amendments are already being proposed to H.R. 1, which will be debated on the House floor starting the week of February 14, 2011. The President has said that he will veto the bill in its current form.

The Senate is expected to consider their version of the appropriations bill starting the week of February 28, 2011. They will craft their funding legislation the week of February 21, 2011, but it is not expected to contain drastic cuts to Federal programs. The two (2) versions will then have to be reconciled before the final bill is sent to the President for signature.

The current Continuing Resolution expires March 4, 2011, which is keeping the Federal government and programs operating at funding levels from FFY 2010. IGR will continue to monitor, advocate, and report on these and all other legislative matters relevant to the CDC.



**HOUSING AUTHORITY  
of the County of Los Angeles**

**ASSISTED HOUSING DIVISION**

12131 Telegraph Road • Santa Fe Springs, CA 90670  
Tel: 562.347.4663 • TDD: 562.906.4928 • [www.hacola.org](http://www.hacola.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

February 23, 2011

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 S Coral Circle  
Monterey Park, CA 91755

Dear Commissioners:

**APPROVE THE ANNUAL PLAN FOR THE HOUSING AUTHORITY OF THE  
COUNTY OF LOS ANGELES (ALL DISTRICTS)**

**SUBJECT**

This letter recommends approval of the Housing Authority's Annual Plan for Fiscal Year 2011-2012. The Annual Plan updates the Housing Authority's program goals, major policies, and financial resources. Submission of the Annual Plan is also required by the U.S. Department of Housing and Urban Development (HUD) for receipt of Capital Fund Program funds.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the activities in the attached Annual Plan for Fiscal Year 2011-2012, as described herein, are not subject to the provisions of the California Environmental Quality Act (CEQA), because they will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the attached Annual Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Program (CFP) Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Housing Choice Voucher (Section 8) Program Administrative Plan.



3. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign the attached Resolution approving the Annual Plan for submission to HUD, and authorizing the Executive Director of the Housing Authority to take all actions required for implementation of the Annual Plan.
4. Recommend that the Board of Commissioners authorize the Executive Director to execute all documents required to receive approximately \$5,900,000 in CFP funds from HUD for resident programs, operating costs, and the rehabilitation of 2,445 housing units at 16 Conventional Public Housing Program developments throughout Los Angeles County, as described in the Annual Plan.
5. Recommend that the Board of Commissioners authorize the Executive Director to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director to submit the Annual Plan to HUD by April 17, 2011.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) mandates that the Housing Authority submit an Annual Plan to update the Five-Year Plan program goals and objectives each year, as well as major program policies and financial resources.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. Upon approval of the Annual Plan, the Housing Authority will receive approximately \$5,900,000 in CFP funds from HUD for resident programs, administrative costs and housing rehabilitation for the Conventional Public Housing Program. Operating funds for the Conventional Public Housing Program and administrative fees for the Section 8 Program will be approved through the annual budget process.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On October 21, 1998, the QHWRA mandated that all housing authorities submit an Annual Plan to HUD. The Annual Plan identifies goals, major program policies, and financial resources for both the Conventional Public Housing Program and the Section 8 Program.

The Annual Plan identifies major program policies and financial resources. It updates information on housing needs, waiting lists, housing strategies, deconcentration and

income mixing plans, income analyses, and other program and management data. The Annual Plan must be updated each year and was last approved by the Board on March 23, 2010.

Also included as part of the Annual Plan are the updated CFP Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Section 8 Program Administrative Plan. Significant changes to these documents are discussed below.

### **Capital Fund Annual Statement**

During Fiscal Year 2009-2010, a total of 2,261 housing units were rehabilitated at 14 Conventional Public Housing Program developments throughout Los Angeles County.

The 2011-2012 Capital Fund Annual Statement summarizes the Housing Authority's plan to use modernization funds to rehabilitate 2,445 housing units at 16 Conventional Public Housing Program developments throughout Los Angeles County. Included are proposed work items, estimated costs, and an implementation schedule for the work to be completed. Also provided is a list of programs and funding for non-modernization activities, including the implementation of crime prevention programs, resident initiatives programs, technology upgrades, and program staffing.

As authorized by HUD, the Executive Director may amend the CFP Annual Statement as necessary to respond to needs such as housing emergencies, to safeguard property or protect health and safety, or to implement other changes that are in the interests of the Housing Authority and public housing residents. The Executive Director may also implement changes to the CFP Annual Statement in response to changes in federal funding.

### **Admissions and Continued Occupancy Policy and Lease Agreement for the Conventional Public Housing Program**

The purpose of the Admissions and Continued Occupancy Policy and Lease Agreement for the Conventional Public Housing Program is to set guidelines to determine eligibility for admission and continued occupancy. The revised Conventional Public Housing Program Admissions and Continued Occupancy Policy and Lease Agreement reflect the following five changes:

First, the Housing Authority currently allows families to be absent from their unit for no more than 90 consecutive days. The Housing Authority will reduce the allowable absence period from 90 to 30 consecutive days. Longer absences will be approved on a case by case basis.

Second, in order to ensure that the Housing Authority continues to provide safe and sanitary housing, the Housing Authority has included language in the Public Housing Lease Agreement stating that residents must comply with the Housing Authority's pest control procedures.

Third, the Housing Authority currently presents up to three unit offers to applicants. In order to expedite the application process and to reduce administrative burden, the Housing Authority will reduce the number of offers to two.

Fourth, the Housing Authority currently allows residents to be late in paying their rent up to three times during a twelve month Lease Agreement term. In order to collect rent in a timely manner, the Housing Authority will reduce the frequency of late rent payments from three to two times during a twelve month Lease Agreement term.

Fifth, the Housing Authority will implement an online rent payment system on the Housing Authority website. Residents will now have the option to pay their monthly rent online.

#### **Housing Choice Voucher (Section 8) Program Administrative Plan**

The purpose of the Section 8 Program Administrative Plan is to set forth the policies and procedures that govern the Housing Authority's administration of rental assistance under this program. The revised Section 8 Program Administrative Plan reflects the following two changes:

First, Section 2.8.1(6) of the Housing Authority's current Administrative Plan reads as follows:

The Housing Authority shall deny admission if the applicant or any household member has been convicted for any of the following activities, for a period of 3 years following the date of conviction or end of incarceration (whichever is later), with no further arrest or convictions other than minor traffic violations:

1. Drug-related criminal activity;
2. Violent criminal activity (convicted perpetrators only);
3. Other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; and
4. Other criminal activity which may threaten the health or safety of the owner or Housing Authority staff, contractor or subcontractors or vendors.
5. The Housing Authority may waive the 3-year period for drug-related criminal activity if the person provides sufficient evidence that they are

no longer engaging in the illegal use of a controlled substance and have successfully completed a supervised drug rehabilitation program.

Section 2.8.1 (6) will now read as follows:

The Housing Authority shall deny admission, if within three years prior to the date upon which the applicant is selected from the Active Waiting List and eligibility is determined, the applicant or any household member has been convicted or incarcerated for a conviction for any of the following activities:

1. Drug-related criminal activity;
2. Violent criminal activity;
3. Other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; and
4. Other criminal activity which may threaten the health or safety of the owner or Housing Authority staff, contractor or subcontractors or vendors.
5. The Housing Authority may waive the 3-year period for drug-related criminal activity if the person provides sufficient evidence that they are no longer engaging in the illegal use of a controlled substance and have successfully completed a supervised drug rehabilitation program.

Second, the Housing Authority currently maintains a single waiting list to administer the Project-Based Voucher (PBV) program.

Because PBV-assisted projects serve special needs populations, it is necessary to maintain separate waiting lists for each site, so that preferences for the target population for each development can be appropriately applied. The waiting lists currently proposed, with their respective admissions orders of preference, are as follows:

- **Sierra Bonita**
  1. Families who live or work in the jurisdiction and have a member with a mental or physical disability or a long-term, chronic health condition.
  2. All other families who have a member with a mental or physical disability or a long-term, chronic health condition.
  3. All other families who live or work in the jurisdiction.
- **Casa Dominguez**
  1. Families who live and/or work in the Housing Authority's jurisdiction.

- **Mason Court**
  1. Families referred by the Los Angeles County Department of Children and Family Services through the Family Preservation Program.
  2. Families referred by other community based organizations through the Family Preservation Program and transition-aged youth with children referred through supportive service agencies.
- **Terra Bella**
  1. Families who live or work in the jurisdiction where the head of household or spouse is at least 62 years of age.
  2. All other families where the head of household or spouse is at least 62 years of age.
- **Normandie Seniors**
  1. Families who live or work in the jurisdiction where the head of household or spouse is at least 62 years of age.
  2. All other families where the head of household or spouse is at least 62 years of age.
- **SEASONS at Compton**
  1. Families who live or work in the jurisdiction where the head of household or spouse is at least 62 years of age.
  2. All other families where the head of household or spouse is at least 62 years of age.
- **Juanita Villas I**
  1. Individuals referred by People Assisting the Homeless (PATH) who are chronically homeless.
  2. Individuals referred by PATH who are homeless.
  3. All other chronically homeless individuals.
  4. All other homeless individuals.
- **Juanita Villas II**
  1. Individuals referred by PATH Ventures who require onsite HIV- and AIDS-related supportive services who:
    - Have a condition that significantly interferes with the ability to obtain and maintain themselves in housing; and
    - Will not be able to obtain or maintain housing without the AIDS/HIV-related services provided onsite.
  2. Individuals requiring AIDS/HIV-related services provided onsite who:
    - Have a condition that significantly interferes with the ability to obtain and maintain themselves in housing; and
    - Will not be able to obtain or maintain housing without the AIDS/HIV-related services provided onsite.



- **Juanita Villas III**

1. Individuals referred by PATH Ventures with special needs. For purposes of this waiting list preference, 'special needs' is defined as:
  - Individuals with a mental, physical, or developmental disability;
  - Victims of domestic violence,
  - Youth aging out of foster care,
  - Homeless
2. Individuals with special needs. For purposes of this waiting list preference, 'special needs' is defined as:
  - Individuals with a mental, physical, or developmental disability;
  - Victims of domestic violence,
  - Youth aging out of foster care,
  - Runaway or homeless youth,
  - Homeless

When a development is selected to receive PBV assistance, the Housing Authority will publicly notice the selection, as well as the target population of each project. As new waiting lists are opened, a notice will be sent to the applicants on the Section 8 tenant-based waiting list identifying available site-based PBV lists and their respective admissions preferences. If a site-based waiting list is opened to the public, it will be advertised on the Housing Authority's website, along with its admissions preferences.

As required by Section 24 of the Code of Federal Regulations, Part 903.17, a public hearing to approve the Annual Plan was conducted. Copies of the Annual Plan were made available for review and comment during a public comment period extending from December 27, 2010 to March 9, 2011 at nine public libraries, 11 housing developments, the South Whittier Community Resource Center, Housing Authority administrative offices, and the Housing Authority website. Notices of the availability of the documents and the public hearing were also published in newspapers of general circulation during the public comment period.

The Summary of Public Outreach regarding the Annual Plan, a list of the fifteen Conventional Public Housing Program developments in the Capital Fund Annual Statement for Fiscal Year 2011-2012, and the Annual Plan, are provided as Attachments, A, B, and C, respectively.

The Resolution approving the Annual Plan for submission to HUD, provided as Attachment D, has been approved as to form by County Counsel. All public comments pertaining to the Annual Plan from the Public Review and Comment period are incorporated into the attached Annual Plan. At the conclusion of the public hearing, public comments approved by the Board will be incorporated into the Annual Plan and submitted to HUD.

**ENVIRONMENTAL DOCUMENTATION**

These activities are exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(1), because they involve planning activities that will not have a physical impact on or result in any physical changes to the environment. The activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

Prior to implementation of any particular project, an Environmental Service Request will be submitted to the Community Development Commission's Environmental Services Unit for review. Each project will receive an environmental clearance in accordance with CEQA Guidelines and NEPA regulations before proceeding with the project.

**IMPACT ON CURRENT PROGRAMS**

Submission of the Annual Plan is required by HUD for the receipt of Capital Fund Program funds and for the continuation of the Conventional Public Housing Program and Section 8 Program.

Respectfully submitted,



*for* SEAN ROGAN  
Executive Director

Enclosures

## Attachment A

### Summary of Public Outreach

Section 511 of the QHWRA instructs every public housing authority to convene one or more Resident Advisory Boards (RABs) to assist and make recommendations on the development of the Annual Plan, as well as on any significant amendments or modifications. Conventional Public Housing Program residents and Section 8 Program participants were invited to participate on the RAB to learn about programs included in the Annual Plan and to provide input.

#### **Summary of RAB Activities:**

##### Conventional Public Housing Program

- On October 5, 2010, a Resident Council Forum was held at Nueva Maravilla, and the Annual Plan was summarized to the Resident Councils. The Housing Authority encouraged all Resident Council members to participate in the upcoming monthly RAB meetings.
- On November 4, 2010, the Housing Authority sent a letter inviting all Resident Councils to attend three scheduled RAB meetings: November 18, December 2 and December 16 of 2010.
- Fifteen Resident Council members volunteered to participate in the development of the Annual Plan.

##### Section 8

- An ongoing RAB recruitment is published on the hacola.org website.
- In October 2010, an invitation to attend two RAB meetings was sent to all RAB members.
- Eleven RAB members volunteered to participate in the development of the Annual Plan.
- Four Section 8 RAB meetings were held in November 2010 in the Antelope Valley and at the Santa Fe Springs Administrative Office.

##### Other Outreach Activities

- A summary of the RAB comments and Housing Authority responses are included in Attachment F of the Annual Plan.
- A written Spanish version of HUD Form 50075, the Annual Plan template, was made available at Public Housing RAB meetings.
- Spanish translators were provided during the Conventional Public Housing RAB meetings and during the Section 8 RAB meetings.
- In December 2010, a public notice was mailed to all Section 8 program participants notifying them of the Public Review and Comment Period.
- In December 2010, a public notice was mailed to all Conventional Public Housing residents notifying them of the Public Review and Comment Period.

- In December 2010, a public notice announcing the Public Review and Comment Period was published in the Los Angeles Times, La Opinion, the Daily News, Wave Community Newspaper, International Daily News, L.A. Sentinel and the Long Beach Press Telegram. The names of bilingual (Spanish and Russian) Housing Authority staff contacts were provided in the public notice.
- During the public comment period, the Annual Plan was made available at nine public libraries, 11 housing developments, the South Whittier Community Resource Center, the Housing Authority administrative office in Monterey Park, the Section 8 administrative office in Santa Fe Springs, the Section 8 Palmdale office and the Housing Authority website.
- Summaries of the Annual Plan were available during the Public Review and Comment Period in Braille, Russian, Korean, Spanish and Mandarin Chinese at the above locations.
- Information regarding the Annual Plan is published annually in the Section 8 Tenant Talk newsletter.

# Attachment B

	<u>Housing Development</u>	<u>Addresses</u>	<u>District</u>
1	Nueva Maravilla	4919 Cesar Chavez Ave. Los Angeles, CA 90022	1
2	Whittier Manor	11527 Slauson Ave. Whittier, CA 90606	1
3	Southbay Gardens	230 E. 130 <sup>th</sup> St. Los Angeles, CA 90061	2
4	Normandie	11431-463 S. Normandie A Los Angeles, CA 90047	2
5	Marina Manor I	3401 Via Dolce Marina Del Rey, CA 90292	3
6	Marina Manor II	3401 Via Dolce Marina Del Rey, CA 90292	3
7	Palm	959 Palm Ave. West Hollywood, CA 90069	3
8	West Knoll	838 West Knoll Ave. West Hollywood, CA 90069	3
9	Monica Manor	1901-1909 11 <sup>th</sup> St Santa Monica, CA 90405	3
10	Carmelitos Senior	761 Via Carmelitos Long Beach, CA 90805	4
11	Carmelitos Family	700 Via Wanda Long Beach, CA 90805	4
12	Harbor Hills	26607 S. Western Ave. Lomita, CA 90717	4
13	Quartz Hill I	5028 West Ave L-12 Quartz Hill, CA 93536	5
14	Quartz Hill II	4205 51 St. West Quartz Hill, CA 93536	5
15	Orchard Arms	23410-23540 Wiley Canyon Rd. Valencia, CA 91355	5
16	Foothill Villa	2423 Foothill Blvd. La Crescenta, CA 91214	5



**HOUSING AUTHORITY  
of the County of Los Angeles**

**ASSISTED HOUSING DIVISION**

12131 Telegraph Road • Santa Fe Springs, CA 90670  
Tel: 562.347.4663 • TDD: 562.906.4928 • [www.hacola.org](http://www.hacola.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

February 23, 2011

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 S Coral Circle  
Monterey Park, CA 91755

Dear Commissioners:

**AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE FOURTH  
AMENDMENT TO THE LIMITED PARTNERSHIP AGREEMENT OF  
SEGUNDO TERRACE, L.P.  
(DISTRICT 2)**

**SUBJECT**

This letter recommends approval the Fourth Amendment to the Limited Partnership Agreement of Segundo Terrace, L.P., in order for the Housing Authority to formally withdraw from Segundo Terrace, L.P., a California limited partnership (the "Partnership").

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute the Fourth Amendment to the Limited Partnership Agreement of the Partnership, and all other necessary documents related to the Housing Authority's withdrawal from the Partnership, following approval as to form by County Counsel.
2. Recommend that the Board of Commissioners find that the execution of the Fourth Amendment to the Limited Partnership Agreement and related documents is not subject to the provisions of the California Environmental Quality Act (CEQA) because withdrawal from the Partnership is not defined as a project under CEQA.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to authorize the Executive Director or his designee to execute the Fourth Amendment to the Limited Partnership Agreement of the Partnership, and all other necessary documents related to the Housing Authority's withdrawal from the Partnership. The Housing Authority's participation in the Partnership is no longer necessary.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Segundo Terrace Apartments (the "Development") are located at 2200, 2242 and 2346 E. El Segundo Blvd., in the unincorporated Compton area. The Development consists of 13 three-bedroom units and 12 four-bedroom units providing 25 units of affordable multi-family housing. All are reserved for very-low-income households earning no greater than fifty percent (50%) of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as defined by the U.S. Department of Housing and Urban Development. The Development is owned by the Partnership and was developed by the Housing Authority in 1997 using HOME funds and tax increment funds, both from the Community Development Commission of the County of Los Angeles, as well as Low Income Housing Tax Credits financing, and a loan from Century Housing Corporation.

The original Partnership was created on February 28, 1997 between Sanwa Bank California, the Limited Partner, and the Housing Authority of the County of Los Angeles, as General Partner. The First Amendment to the Limited Partnership Agreement was executed on May 20, 1998. Its purpose was to revise the percentage interests of the Partners and the allocation of profits and losses, low-income housing credits and cash distributions to each of the Partners. On January 1, 2004 the Second Amendment to the Limited Partnership Agreement was executed, which admitted APH Corporation to the Partnership as Managing General Partner; changed the Housing Authority's capacity from General Partner to Special Limited Partner; and admitted Bank of the West as successor to Sanwa Bank. A Third Amendment to the Limited Partnership Agreement was executed on December 31, 2010, which facilitated Bank of the West's exit from the Partnership and Los Angeles County Housing Development Corporation's admission as Limited Partner.

The Housing Authority's involvement in the Partnership is no longer necessary. In order to reduce its exposure to potential liabilities, the Housing Authority seeks to withdraw from the Partnership. The Los Angeles County Housing Development Corporation and the APH Corporation have both approved the Housing Authority's withdrawal from the Partnership.

A proposed Fourth Amendment to the Limited Partnership Agreement of the Partnership is attached in substantially final form. The Fourth Amendment would be effective following approval as to form by County Counsel and execution by all parties.

**ENVIRONMENTAL DOCUMENTATION**

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT PROJECT**

The proposed actions would allow the Housing Authority to withdraw from the Segundo Partnership. Existing tenants and property operations would not be affected by the Housing Authority's withdrawal.

Respectfully submitted,



*for* SEAN ROGAN  
Executive Director

Enclosures



**FOURTH AMENDMENT TO THE LIMITED PARTNERSHIP AGREEMENT OF  
SEGUNDO TERRACE, L.P.,  
a California limited partnership**

This FOURTH AMENDMENT TO THE LIMITED PARTNERSHIP AGREEMENT of Segundo Terrace, L.P., a California limited partnership (the "Partnership"), dated as of February \_\_, 2011 (the "Amendment") is made by and between A.P.H. Corporation, a California nonprofit public benefit corporation (the "Managing General Partner"), as the managing general partner ("Managing General Partner"), Los Angeles County Housing Development Corporation, a California nonprofit public benefit corporation, as limited partner ("Limited Partner"), and the Housing Authority of the County of Los Angeles, a public body, corporate and politic (the "Withdrawing Partner"), together with the Managing General Partner and the Limited Partner, the "Partners").

**W I T N E S S E T H:**

WHEREAS, the Partnership was formed as a limited partnership under the laws of the State of California pursuant to that certain Certificate of Limited Partnership filed with the California Secretary of State ("SOS") on February 13, 1997, as File No. 9704400003, as amended by that certain Amendment to Certificate of Limited Partnership, filed with the SOS on June 25, 2007 (collectively, the "Certificate");

WHEREAS, the Withdrawing Partner and Sanwa Bank California, a California chartered bank ("Sanwa"), entered into that certain Limited Partnership Agreement of the Partnership, dated as of February 28, 1997 ("the Original Partnership Agreement"), as amended by that certain First Amendment to the Limited Partnership Agreement of the Partnership, dated May 20, 1998 (the "First Amendment"), as further amended by that certain Second Amendment to the Limited Partnership Agreement of the Partnership, dated as of January 1, 2004, by and between the Managing General Partner, the Withdrawing Partner and Bank of the West, a California banking corporation, as successor in interest to Sanwa ("BOTW"), and as further amended by that Third Amendment to the Limited Partnership Agreement of the Partnership, dated as of December 31, 2010, by and between the Managing General Partner, the Withdrawing Partner, BOTW and the Limited Partner (the "Third Amendment, together with the Original Partnership Agreement, the First Amendment, and the Second Amendment, the "Existing Partnership Agreement"). The Existing Partnership Agreement, together with this Amendment, shall be referred to hereinafter as the "Partnership Agreement");

WHEREAS, the Withdrawing Partner wishes to withdraw from the Partnership (the "Withdrawal"), and assign to the Managing General Partner, and the Managing General Partner wishes to accept and assume, all of Withdrawing Partner's right, title and interest in and to the Partnership (the "Assignment");

WHEREAS, the Partners desire to further amend the Existing Partnership Agreement in order to (i) reflect the Withdrawal, (ii) effect the Assignment, and (iii) further set forth the rights and obligations of the parties hereto.

NOW, THEREFORE, in consideration of the mutual covenants, concessions and agreements herein contained, and other valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

AGREEMENT:

1.     The Certificate.     The Partners hereby agree that the Managing General Partner shall cause a Restated Certificate of Limited Partnership (form LP-10) to be filed with the Secretary of State of California, reflecting the Withdrawal.

2.     The Assignment.     The Withdrawing Partner hereby transfers, conveys and assigns to the Managing General Partner, effective as of the date hereof, all of the Withdrawing Partner's right, title and interest in and to the Partnership and all of its rights under the Partnership Agreement, including without limitation, (i) all rights of the Withdrawing Partner to receive monies, fees, distributions and other property or assets due and/or to become due to the Withdrawing Partner under the Partnership Agreement and all other Project Agreements, and (ii) all rights of the Withdrawing Partner to compel performance, vote or otherwise exercise all remedies under the Partnership Agreement and other Project Agreements (collectively, the "Partnership Interest"). The Incoming Limited Partner hereby acquires the Partnership Interest effective as of the date hereof. From and after this date, any reference to "Special Limited Partner" or "HACOLA" shall be deemed a reference to the Managing General Partner. The Withdrawing Partner represents, warrants and covenants, to the Managing General Partner, the Limited Partner and the Partnership, that the Withdrawing General Partner has the full power, capacity and authority, and the unrestricted right to convey, transfer and assign the Partnership Interest pursuant hereto.

3.     The Withdrawal.     The Withdrawing Partner hereby withdraws from the Partnership effective as of the date hereof. Except as provided herein, from and after the date hereof, neither the Withdrawing Partner nor its respective affiliates, members, directors, officers, employees, designees, assignees or beneficiaries shall have any right to any distributions, allocations or other payments or benefits from the Partnership or its Partners nor shall they have the right to the return of any capital contributions or advances. The execution hereof shall constitute the consent of the Partnership, the Managing General Partner and the Limited Partner to the Withdrawal and Assignment by the Withdrawing Partner.

4.     Mutual Release and Discharge.     The Managing General Partner, the Limited Partner and the Partnership hereby release and forever discharge the Withdrawing Partner and each of its respective past and future partners (general or

limited), shareholders, affiliates, members, directors, officers, employees, designees, assignees and beneficiaries, and (ii) the Withdrawing Partner hereby releases and forever discharges the Managing General Partner, the Limited Partner and the Partnership and each of their respective past and future partners (general or limited), shareholders, affiliates, members, directors, officers, employees, designees, assignees and beneficiaries from any and all claims, demands, damages, losses, liabilities, actions, causes of action, or suits of any kind or nature whatsoever, arising from or relating in any way to (i) the Partnership and the ownership, operation and activities thereof of the Partnership and the Project, (ii) the Partnership Agreement and each of the other documents executed in connection with the Partnership Agreement, (iii) any advances, capital contributions or loans made to the Partnership; provided, however, that each party remains responsible for any claims, demands, actions, losses, or damages arising or resulting from the terms and conditions of this Amendment and as set forth in Section 8 of that certain Assignment and Assumption Agreement, effective December 31, 2010, by and between the Partnership, the Managing General Partner, the Withdrawing Partner, the Limited Partner and BOTW. Each party represents that they have not assigned or transferred any claim that is the subject of the release in the preceding sentence.

5. Percentage Interests. The Percentage Interests of the Partners as of the date hereof, following the Withdrawal and Assignment, shall be as follows:

- i. with respect to the Managing General Partner, one tenth of one percent (0.10%); and
- ii. with respect to the Limited Partner, ninety-nine and nine-tenths percent (99.99%).

6. Defined Terms. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Existing Partnership Agreement

7. Continuation. Except as amended hereby, the Existing Partnership remains in full force and effect.

8. Governing Law. This Amendment shall be governed by, and construed in accordance with, the laws of the State of California.

9. Headings. Any headings in this Amendment are merely for purposes of convenience, and shall have no meaning whatsoever.

10. Severability. In the event any portion of this Amendment shall be declared by any court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Amendment, and the remaining parts hereof shall remain in full force and effect, as though such invalid or unenforceable portions had never been part of this Amendment.

11. Counterparts. This Amendment may be executed in several counterparts and all such executed counterparts shall together constitute a single agreement binding on all of the parties hereto.

*(document continues on following page)*

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first above written.

**MANAGING GENERAL PARTNER:**

A.P.H. Corporation, a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Name: Sean Rogan  
Title: President

*(signature pages continue on next page)*

**LIMITED PARTNER:**

Los Angeles County Housing Development  
Corporation, a California nonprofit public benefit  
corporation

By: \_\_\_\_\_  
Name: Richard R. Wirth  
Title: Chairman & Chief Executive Officer

*(signature pages continue on next page)*

**WITHDRAWING PARTNER:**

The Housing Authority of the County of Los Angeles,  
a public body, corporate and politic

By: \_\_\_\_\_  
Name: Sean Rogan  
Title: Executive Director

**APPROVED AS TO FORM:**

Andrea Sheridan Ordin,  
County Counsel

By: \_\_\_\_\_  
Name: Behnaz Tashakorian  
Title: Deputy

*(end of signature pages)*